

RECORD OF SURVEY NO. 36 - 162

SHEET 1 OF 1

IN THE INCORPORATED TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA
LOTS 38 AND 39 PER MAP OF MAMMOTH PARK TRACT RECORDED IN BOOK 5 OF MAPS AT PAGES 11
AND 11A IN THE OFFICE OF THE COUNTY RECORDER OF MONO COUNTY, STATE OF CALIFORNIA, BEING A
PORTION OF THE SOUTHEAST QUARTER, SECTION 4, TOWNSHIP 4 SOUTH, RANGE 27 EAST, MOUNT
DIABLO BASE AND MERIDIAN.

RECORDER'S STATEMENT:

INSTRUMENT NO. : 2009000740
FEE : \$ 8.00

FILED THIS 19th DAY OF FEBRUARY 2009
AT 2:02 P.M. IN BOOK 4 OF RECORD OF
SURVEY MAPS AT PAGE 64 AT THE REQUEST
OF TRIAD HOLMES ASSOCIATES

LYNDA ROBERTS
MONO COUNTY RECORDER

BY: Debra VandeBrake
DEPUTY COUNTY RECORDER

PURPOSE OF SURVEY

THE REASON FOR THIS RECORD OF SURVEY IS AS SET FORTH IN THE PROFESSIONAL LAND
SURVEYOR'S ACT, ARTICLE 5, 8762(b.3): EVIDENCE THAT, BY REASONABLE ANALYSIS,
MIGHT RESULT IN MATERIALLY ALTERNATE POSITIONS OF LINES OR POINTS, SHOWN ON ANY
SUBDIVISION MAP.

SURVEYOR'S NOTES:

DESCRIPTION OF DISCREPANCY/BACKGROUND

IN 1923, THE SUBDIVISION MAP "MAMMOTH CAMP TRACT" (MB 1/1) WAS FILED BY
EASTMAN, McQUEEN, AND SUMMERS CREATING LOTS 10 AND 11, OF BLOCK 12 AT THE
WEST EDGE OF THAT SUBDIVISION BETWEEN MAMMOTH DRIVE AND MILL STREET.

THROUGH VARIOUS SURVEYS, IT BECAME KNOWN THAT MAMMOTH CAMP TRACT WAS NOT
CORRECTLY LOCATED ON THE GROUND WITHIN THOSE PORTIONS OF SECTION 3 OWNED BY
THE SUBDIVIDERS, INCLUDING RECORD OF SURVEY FILED IN 1961 IN MB 2/107 SHOWING
LOTS 10 AND 11.

IN 1962, FIRST NATIONAL BANK OF LOS ANGELES CONVEYED TO CHRISTMAN PER 54/315
O.R., A PROPERTY DESCRIBED BE METES AND BOUNDS THAT MATCHES THOSE PORTIONS OF
LOTS 10 AND 11 LYING WITHIN SECTION 4 PER RECORD OF SURVEY MAP FILED IN 1961 IN
MB 2/107.

IN 1966, MAMMOTH PARK TRACT (MB 5/11) WAS FILED BY HUDEC AND SUMMERS IN
SECTION 4 CREATING LOT 39 AT THE EAST EDGE OF THAT SUBDIVISION BETWEEN MAMMOTH
DRIVE AND MILL STREET. THAT SUBDIVISION MAP SET THE EAST LINE OF MAMMOTH PARK
TRACT AT A LOCATION WEST OF SECTION 3 TO COINCIDE WITH THE WEST LINE OF MAMMOTH CAMP
TRACT AS IT WAS THOUGHT TO EXIST AT THAT TIME.

IN 1968, HUDEC AND SUMMERS GRANTED LOT 39 IN MAMMOTH PARK TO BANTA.

IN 1970, THE SURVEYOR OF MAMMOTH PARK, GORDON HOLMES, FILED A RECORD OF
SURVEY IN MB 6/81 DISCLOSING THAT THE WEST LINE OF MAMMOTH CAMP TRACT WAS
FURTHER WEST THAN SHOWN ON MAMMOTH PARK, AND OTHER MAPS, BY 8.03 FEET AT
THE SOUTH LINE OF MAMMOTH PARK, DIVERGING TO A GREATER OVERLAP TO THE NORTH
(ALSO SHOWN ON MB 6/50 IN 1969).

PARCEL MAP NO. 36-20, FILED IN 1972 IN PMB 1/14, SHOWS THE RESOLUTION OF THE
OVERLAP NORTH OF MAMMOTH DRIVE, RESPECTING THE OLDER (1923) MAMMOTH CAMP
TRACT LOTS IN SECTION 4.

IN 1971 RECORD OF SURVEY NO. 36-1 WAS FILED BY FREDERICK WEALS IN MB 7/39.
THAT MAP WAS FIRST A SURVEY OF CHRISTMAN PROPERTY PER 54/315 O.R., WITH THE
LINE BETWEEN LOTS 10 AND 11 ADDED, THEN AN ADJUSTMENT OF THAT LINE TO ITS
PRESENT DAY CONFIGURATION. THAT SURVEY SHOWED THE WEST LINE OF THE CHRISTMAN
PROPERTY PER 54/315 O.R. FITTING WITH THE EAST LINE OF MAMMOTH PARK. THAT MAP
ALSO NOTED THAT THE WEST LINE OF MAMMOTH CAMP TRACT (LOTS 10 AND 11), ROUGHLY
10 FEET WEST OF 54/315 O.R. WAS "NOT ACCEPTED AS THE WEST LINE OF CHRISTMAN
PROPERTY".

IN 1972, THE B.L.M. SET THE LINE BETWEEN SECTIONS 3 AND 4 AND DID NOT ACCEPT THE
MONUMENTS USED BY PRIOR SURVEYS, INCLUDING MB 6/81 AND MB 7/39 FROM 1970 AND
1971.

THE PROPERTY DESCRIBED IN 54/315 O.R. IS SENIOR (1962) TO MAMMOTH PARK (1966)
AND OVERLAPS INTO MAMMOTH PARK AS SHOWN HEREON. TWO POSSIBLE LOCATIONS FOR
54/315 O.R. RESULT FROM A RETRACEMENT OF THAT DEED. ONE BY BASING THE
DESCRIPTION SOLELY ON THE MONUMENTS REFERENCED IN THAT DEED WHICH WERE
REJECTED BY B.L.M. AND THE OTHER BY CORRECTING TO THE TRUE SECTION LINE WHEN
THE DEED CALLS "THENCE ALONG THE EAST LINE OF SAID SECTION". BOTH ALTERNATIVES
ENCROACH INTO LOT 39 OF MAMMOTH PARK.

RESOLUTION

IT IS THIS SURVEYOR'S OPINION THAT THE EAST LINE OF LOT 39 SHOULD BE ACCEPTED AS
THE COMMON BOUNDARY OF THE PROPERTIES. ALTHOUGH 54/315 O.R. IS SENIOR TO
MAMMOTH PARK, THAT DEED WAS CLEARLY AN ATTEMPT TO GRANT LAND ONLY AS FAR
WEST AS THE FUTURE MAMMOTH PARK LAND, NOT THE FULL EXTENT OF LOTS 10 AND 11
OF MAMMOTH CAMP TRACT. FURTHERMORE, THE WEALS SURVEY PERFORMED AT THE
REQUEST OF CHRISTMAN SHOWS THE CHRISTMAN PROPERTY ABUTTING THE EAST LINE OF
MAMMOTH WITH NO ENCROACHMENT. ALTHOUGH THE WEALS SURVEY APPEARS TO HAVE
SOME INACCURACIES AND THE TRUE SECTION LINE WAS UNKNOWN AT THAT TIME, THAT
SURVEY MAY INDICATE AN INTENT TO CONFORM TO THE MAMMOTH PARK BOUNDARY.
FINALLY, ALTHOUGH THE MONUMENTS SET BY WEALS FOR THE WEST LINE OF THE
CHRISTMAN PROPERTY VARY FROM A MORE ACCURATE RETRACEMENT OF 54/316 O.R.,
THOSE MONUMENTS HAVE NO DOUBT BEEN ACCEPTED AS THE PHYSICAL LIMITS OF THE
PROPERTY BY CHRISTMAN.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N25°22'00"E,
BEING A COURSE BETWEEN FOUND MONUMENTS IN THE
EASTERLY BOUNDARY OF MAMMOTH PARK TRACT, AS
SHOWN ON THE MAP THEREOF RECORDED IN BOOK 5
OF MAPS PAGES 11 AND 11A.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF THE
PROFESSIONAL LAND SURVEYOR'S ACT AT THE
REQUEST OF BRENT BANTA IN OCTOBER, 2007.

DAVID LAVERTY
L.S. 4587
DATE
FEB 4 2009
LIC. EXP. 9-30-10



COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH
SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S
ACT THIS 17th DAY OF February 2009.

MONO COUNTY SURVEYOR

JOHN S. PARRISH
L.C. NO. 5050
DATE
2-17-2009
LIC. EXP. 6-30-10



JN 2947/RECORD OF SURVEY-BANTA.dwg

LEGEND

○ SEARCHED FOR 2"x2" HUB PER R1, NOTHING
FOUND, SET 5/8" REBAR AND CAP, "LS 4587"
UNLESS NOTED OTHERWISE

● FOUND 2" I.P. TAGGED "RCE 10467" AS SET
PER R1

● FOUND MONUMENT AS NOTED

MB MAP BOOK

NONTAN NON TANGENT

CFR CALCULATED FROM RECORD

RAD RADIAL

C CALCULATED

P PROPORTIONED

RECORD INFORMATION

R1 - MAP OF MAMMOTH PARK TRACT RECORDED AS MB 5/11

R2 - RECORD OF SURVEY RECORDED AS MB 6/81

R3 - RECORD OF SURVEY NO. 36-1 RECORDED AS MB 7/39

R4 - GRANT DEED TO CHRISTMAN RECORDED AS 54/315 O.R.

R5 - CORNER RECORD 4527-04-08

R6 - BLM DEPENDENT RESURVEY 1972, FIELD BOOK 539-27

